

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 5th October 2005
AUTHOR/S: Director of Development Services

S/1588/05/F - Barton
Installation of Solar Water Heating Collectors, 3 School Lane, for Ms Hubbard and Hulme

Recommendation: Refusal
Date for Determination: 6th October 2005

Conservation Area

Site and Proposal

1. 3 School Lane is a rendered cottage within the Barton village framework and Conservation Area. To the west the property's curtilage abuts the car park of The Hoops public house (grade II listed) and when looking to the east of number 3 St Peter's church (grade II* listed) dominates the lane.
2. The full planning application, received on the 11th August 2005 proposes to site two solar water heating collectors on the front roof slope of the dwellinghouse. The two collectors, as a pair, would have a width of 2650mm, a length of 1700mm and would project by 97mm from the existing roof slope.

Planning History

3. None relevant

Planning Policy

4. **Policy P7/6 'Historic Built Environment'** of the Cambridgeshire and Peterborough Structure Plan 2003 states Local Planning Authorities will protect and enhance the quality and distinctiveness of the historic built environment.
5. **Policy HG12 'Extensions and Alterations to Dwellings with Frameworks'** sets out requirements for development of dwellings within frameworks having regard to impact upon neighbour amenity and the street scene.
6. **Policy EN28 'Development within the Curtilage or Setting of a Listed Building'** sets out the requirements for development within the curtilage or setting of listed buildings.
7. **Policy EN30 'Development in Conservation Areas'** of the Local Plan 2004 sets out the requirements for development within Conservation Areas.

Consultations

8. **Barton Parish Council** – Recommends approval
9. **Conservation Manager** – Recommends that the application be refused as it is considered to be unacceptable and visually intrusive to locate the collectors on the front elevation of the property. The units will be highly visible in the street scene, particularly given their elevated location. The collectors will adversely impact on the

setting of the adjacent listed building and detract from the character and appearance of the Conservation Area and street scene in general.

10. On previous cases, as a compromise, units have been sited on the rear cross wing of buildings in order to maximise the morning and evening sun. This proposal would be far more visually acceptable.

Representations

11. One letter of objection received from the occupier of 5 School Lane, who opposes the granting of permission for the solar collectors as they represent an unsightly intrusion on the character of the other structures along School Lane.

Planning Comments – Key Issues

12. The main issue to consider in the determination of this application is whether the development would enhance the character and appearance of the Conservation Area and whether it would impact upon the settings of the nearby listed buildings.
13. 3 School Lane has been successfully renovated and extended in a manner that is in keeping with the Barton Conservation Area. Although not listed the property has a certain period charm and contributes positively to the street scene of the lane. The proposed collectors would sit clear of the roofslope and would be visually intrusive in the street scene due to the fact that the property occupies a prominent location in the lane. Moreover the location of the dwelling means that it also contributes to the setting of St Peters Church and The Hoops public house. The addition of what is quite unmistakably a modern form of development is considered to detract from the historic settings of both these buildings.
14. Although the solar collectors are not considered to be acceptable on the front roof slope there may be some scope to site them in a less prominent position. As the Conservation Manager stated the siting of the collectors on the east and west roofslopes would be more visually acceptable, and this is perhaps a better way for the applicant to proceed. Given that there are alternatives I do not consider that the benefits of the scheme outweigh the harm to the Conservation Area or to the setting of Listed Buildings.

Recommendation

15. Refusal

Reasons for Refusal

1. The siting of the proposed solar water heating collectors would be contrary to Policy P7/6 of the Cambridgeshire and Peterborough Structure plan 2003 and Policy EN30 of the South Cambridgeshire Local Plan 2004 as they would neither preserve nor enhance the character and appearance of the Conservation Area. Moreover the prominent location of the collectors on the front roof slope of the property would visually harm the street scene of School Lane, contrary to Policy HG12 of the Local Plan, and detract from the settings of the adjacent listed public house and nearby listed church, contrary to Policy EN28 of the Local Plan.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire local Plan 2004

- Cambridgeshire and Peterborough Structure Plan 2003
- Planning File Ref: S/1588/05/F

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